

**1 RHYD Y GWERN LANE
DRAETHEN**

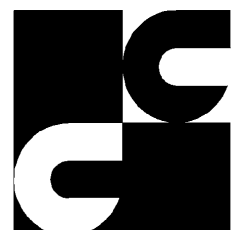
**RELOCATION OF
EXISTING RETAINING WALL
INCREASE OF WIDTH OF CAR BAYS**

PLANNING STATEMENT

T2528-PA-1-04

CLC
DESIGN, CONSTRUCTION MANAGEMENT
BUILDING CONSULTANTS

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INTRODUCTION

The present car parking facility at this property is dangerous in Planning Terms. Refusal of this simplistic adjustment of the facility to remove the danger to the vehicles reversing into a highway without adequate vision to a provision that will provide for safe egress in forward gear, may well enjoin the Council into future legal matters.

PROPOSAL

The proposal will retain the frontage comprising of existing retaining wall and poor health greenery. The western section, which cars have regularly hit and damaged the fabric will be sweetened in its curve to remove this danger.

EXISTING

The existing retaining wall will be reconstructed a short distance into the site it will have a rounded corner, this again to avoid car conflict and improve the existing driveway to reverse into and enhance the safety of leaving the site.

CONCLUSION

Basically the visual appearance and view from the street scene will remain as it presently stands.